

**TOWNSHIP OF ESSA
COMMITTEE OF THE WHOLE
WEDNESDAY, 17 JANUARY 2007
6:00 p.m.**

A Committee of the Whole meeting was held on Wednesday, 17 January 2007 in the Council Chambers of the Administration Centre, Township of Essa.

In attendance: Mayor David Guergis
Deputy Mayor Terry Dowdall
Councillor Sandie Macdonald
Councillor Rick Newlove
Councillor Ron Henderson

Staff in attendance: Greg Murphy, CAO/Manager of Public Works
Carol Trainor, Clerk/Deputy-Treasurer
Paul Macdonald, Fire Chief
Colleen Healey, Manager of Planning and Development
Julie Barrett, Treasurer
Heather Rutherford, Chief Building Official

1. OPENING OF MEETING BY THE MAYOR

Mayor Guergis opened the Committee of the Whole meeting at 6:00 p.m.

2. DISCLOSURE OF PECUNIARY INTEREST

3. DELEGATIONS / PRESENTATIONS

- a. 6:00 Irv Newman, Fundraising Chair and Andrea Roylance, Marketing Director**
Re: New Developments at The Gibson Centre

Doug Drysdale, Senior Ambassador for the Gibson Centre began the deputation. He stated that most people are not aware of the potential that a cultural facility has to bring economic growth to this area. Having a venue such as the Gibson Centre in our community will eliminate the need for people to travel to Stratford and other locations for theatre. The Gibson Centre will attract business and growth to the hospitality industry across South Simcoe.

Andrea Roylance, Marketing Director, referred to the Gibson Centre as a community and cultural centre for all of South Simcoe which will become a home for culture, the arts community and for seniors. New Tecumseth has donated \$1 million for structural and interior renovations, and the Centre is now ready for the final stages of construction. The Centre is scheduled to open in July. The centre will contain an art gallery, café, gift shop, seniors club, banquet facilities, workshop and studio space, and a conference centre. To date they have raised \$700,000, and are continuing to raise the remaining \$800,000 for a total \$1.5 million project.

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The Centre will be run as a business venture although cultural centres are not meant to make money; they provide a service to the community. An investment in culture is an investment in the community. The Gibson Centre is asking for a \$25,000 contribution from the Township of Essa which will provide permanent recognition in the form of a “pillar” donation. In closing, Ms. Roylance indicated that tours of the Centre can be arranged anytime.

Hearing no comments from Council, Mayor Guergis thanked them for the presentation and advised that this request will be considered during budget deliberations.

b. 6:15 Brian Goodreid, Jones Consulting and Andrew Kidd, Devonleigh Homes
Re: Brownley Meadows Subdivision Zoning By-law Amendment

Mr. Goodreid introduced Andrew Kidd, President of Devonleigh Homes, Scott Elliott, President of The Sarjeant Co. who own the property, Pat Robillard, General Manager, and Bob O'Brien who is the realtor for the project. He referred to the redline revisions to the draft plan of subdivision, and zoning standards. The draft plan submitted to Council in December was returned with some concerns about traffic, and revisions have been made to address those concerns. Lots 213 and 214 have been moved to become part of the park block and the lot at the 5th Line and Street D will become a parkette. Four lots have been moved to suit these revisions, providing substantial parkland for the municipality which allows flexibility for many types of recreational activity. The suggested design serves as a good gateway to the community. There is a Consent application going before the Committee of Adjustment this week to align the roadway for servicing to facilitate approval of the subdivision.

Mr. Goodreid requested a review of the zoning regulations for single detached, semi-detached dwellings and townhouses by increasing the lot coverage to 45%, reducing the minimum interior side yard to 1.2m, reducing the exterior side yard to 3m, and to provide for a 3.5m encroachment of decks into the required rear yard.

Andrew Kidd, President of Devonleigh Homes advised Council of his concerns with the current R1 zoning regulations of typical 12 m and 15 m lots. Maximum lot coverage of 45% does not over run the size of the lot. Without the deck the house is at 41% coverage, which includes the porch. Devonleigh feels very strongly about maintaining the 1.2 m or 8 ft. between homes. They are asking for a 3.5m encroachment for an unenclosed deck on the rear yard, and a reduction to a 3m exterior side yard setback, allowing the home owner to build a 10 x 10 deck without the need for a Committee of Adjustment application.

Councillor Newlove asked if the 10 x 10 deck is shown on the sketch. Mr. Kidd advised that the normal exterior setback from the property line exterior is 7.5m but has been reduced to 4.5m in some cases to allow a safe setback for traffic.

Mayor Guergis thanked Mr. Goodreid for his deputation, noting that a staff report will be coming back to Council.

PUBLIC MEETING

- c. 7:00 Proposed Zoning By-law Amendment**
Re: Part Lot 12, Plan 1425, 24 Brentwood Road

Mayor Guergis opened the meeting at 7:00 stating that the purpose of this Public Meeting is to review an application for a Zoning By-law Amendment submitted by the owner of Part of Lot 12, Plan 1425, 24 Brentwood Road, in accordance with Section 34 of the *Planning Act*, and to hear comments and review written submissions from the public and other agencies.

Planner Colleen Healey advised that the subject lands are located on property fronting Brentwood Road and is zoned for commercial use but contains a residence split into three separate apartments. This property is a part of Essa which was formerly a part of the Township of Sunnidale. It would seem from a review of the property file that the Township knew of three separate dwelling units since at least 1996. Nothing was ever done to rezone the property since it had been suspected the use was legal non-conforming. The current owner is seeking a rezoning to legalize the three apartments. If successful, the current owner may work to obtain proper building permits for improvements recently carried out.

Mayor Guergis asked if there were any comments or questions from the public. Speakers must state their name and address so that proper records may be kept and notice of future decisions be sent to those persons involved in the review process. Mr. Frank Kokelj, 20 Brentwood Road, advised Council that he owns the property next door to the subject property, and 24 Brentwood has been cleaned up and looks very good now.

Ms. Healey provided the following comments from outside agencies: The Simcoe County District School Board has no objections. The Simcoe Muskoka District Health Unit advised that hook-up to municipal water and sewer should occur as soon as possible since water tests show a microbiological contamination. The NVCA has no objections, but advise that a permit is required for any future works and flood protection to the dwelling is recommended. Township Public Works Department require water and sewer hookup, and refer to County comments pertaining to access (County. Road 10). Township of Essa Fire Chief and Chief Building Official both request inspections of the premises to ensure compliance with Codes.

Hearing no further questions or submissions, Council wishes to thank all those in attendance for their participation. The planning office will be preparing a report and by-law for an upcoming meeting of Council once concerns have been addressed.

Mayor Guergis called the public meeting to a close at 7:07 p.m.

STAFF REPORTS

4. PLANNING AND DEVELOPMENT

a. Committee of Adjustment 2006 Activities

Councillor Newlove enquired how many applications were submitted and how many were denied. Planner Colleen Healey advised that there was not much discrepancy between the two as applicants are given the opportunity to withdraw or amend, resulting in a modified application that would more likely be approved.

Resolution No: CW1-2007 Moved by: Macdonald, Seconded by: Newlove

Be it resolved that Report P07-01 from the Planning Technician be received for information purposes.

Carried

b. Settlement Areas and Built Boundaries

Resolution No: CW2-2007 Moved by: Dowdall, Seconded by: Macdonald

Be it resolved that Report P07-03 from the Manager of Planning and Development be received.

Carried

c. OACA Membership and Annual Conference

Resolution No: CW3-2007 Moved by: Newlove, Seconded by: Henderson

Be it resolved that Report P07-06 from the Manager of Planning and Development be received; and

That one membership be obtained with the Ontario Association of Committees of Adjustment at a cost of \$100; and

That one staff member from the Municipality (Assistant Secretary-Treasurer to the Committee of Adjustment) be registered to attend the annual Conference on Committee of Adjustment matters at a cost of \$900.00 .

Carried

d. Extension for Demolition at 198 Denney Drive

CBO Heather Rutherford advised Council that there are safety concerns at this site and staff are recommending that temporary fencing be placed around the open area to limit the possibility of liability for the municipality, and for the owner. Yellow caution tape would suffice as a warning. Council agreed to permit five days grace before imposing the fencing requirement.

Resolution No: CW4-2007 Moved by: Henderson, Seconded by: Dowdall

Be it resolved that Report P07-07 from the Manager of Planning and Development be received; and further

*That an extension be granted to the owners of 198 Denney Drive to complete the demolition of a former dwelling unit with such extension to expire March 31, 2007; and
That temporary fencing be placed around the open area of the site if it is not cleaned and filled to the satisfaction of the Township within five days.*

Carried

e. 2006 Building Statistics

Resolution No: CW5-2007 Moved by: Macdonald, Seconded by: Henderson

Be it resolved that Report P07-08 from the Administrative Assistant, Building, and the Chief Building Official be received for information purposes.

Carried

f. Consent Fees

Resolution No: CW6-2007 Moved by: Macdonald, Seconded by: Dowdall

Be it resolved that Report P07-09 from the Manager of Planning and Development be received; and further

That half of the regular consent fee (\$1,000) be waived for the owners of Part Lot 4, Concession 2 given that it has been suggested there is a health concern forming the basis for the need for a Lot Line Adjustment involving this property, wherein a landowner is concerned that the agricultural practices being conducted on the neighbouring farm could be adversely affecting drinking water.

Carried

5. PARKS AND RECREATION / COMMUNITY SERVICES

6. FIRE AND EMERGENCY SERVICES

a. Monthly Fire Services Report

Resolution No: CW7-2007 Moved by: Dowdall, Seconded by: Newlove

Be it resolved that the incident reports from the Fire Chief for Fire Services for the month of December 2006 be received.

Carried

7. PUBLIC WORKS

a. Angus Arena Technical Standards and Safety Authority Inspection

Mr. Murphy advised that the Inspector required separation between the hot water tank and the refrigeration plant room which would be costly. They have reached a compromise for the installation of a sensor that would shut the system down if ammonia is detected in the air. This system will be much more economical. He added that the arena manager will be obtaining quotes for upgrades to the penalty boxes for submission during budget discussions.

Resolution No: CW8-2007 Moved by: Macdonald, Seconded by: Henderson

Be it resolved that Report PW-07-01 from the CAO/Public Works Manager be received; and further

That the Angus Arena Manager be authorized to arrange for all works to be completed at the Angus Arena, as identified in the TSSA plant inspection report dated December 21, 2006.

Carried

8. FINANCE

a. Assessment Information License for Municipalities

Treasurer Julie Barrett confirmed that there is no cost to the municipality for these services.

Resolution No: CW9-2007 Moved by: Macdonald, Seconded by: Henderson

Be it resolved that Report TR-2007-01 from the Treasurer be received; and THAT a by-law be prepared to enter into an agreement with the Municipal Property Assessment Corporation for a Property Assessment Information License for Municipalities; and THAT the by-law include the Product Use Sheets for Assessment Roll on Municipal Kiosk, Municipal Web Site Enhanced Access to Assessment Data Elements, Municipal Web Site Assessed Value Lookup and Municipal Connect™.

Carried

b. Enrolment in Municipal Accounting and Finance Program

Resolution No: CW10-2007 Moved by: Dowdall, Seconded by: Newlove

THAT Report No. TR-2007-02 from the Treasurer is received; and THAT the Senior Accounting Clerk and the Utility-Accounting Coordinator be approved to enroll in Units 1 and 2 of the Municipal Accounting and Finance Program offered through the AMCTO, to be taken consecutively; and THAT the Treasurer be authorized to submit the registration fee of \$323.30 per unit per person.

Carried

9. CLERKS / BY-LAW ENFORCEMENT

a. Municipal Law Enforcement Monthly Report

Resolution No: CW11-2007 Moved by: Henderson, Seconded by: Macdonald

Be it resolved that Report BL01-2007 from the Municipal Law Enforcement Officer be received.

Carried

10. OTHER BUSINESS

a. Emergency Management Workshop

The City of Barrie is hosting an Emergency Management workshop on Saturday, January 20 for senior and elected officials, and the Town of Innisfil is also hosting an event on Thursday, March 1 from 8:30 to 12:00. Fire Chief Macdonald suggested that the Innisfil event would be very beneficial in terms of shared services and mutual concerns between the two municipalities. Fire Chief Macdonald will confirm attendance.

b. Annual Kiwanis Club of Barrie Civic Night on Monday, January 29

The Clerk will confirm that the Mayor, Councillors Newlove, Henderson and Macdonald will attend, as well as the CAO.

c. Meeting to review OPP Contracts and Performance

Mayor MacEachern, Chair of the Police Services Board has extended an invitation to all Council members to attend a meeting to review the OPP performance and contracts on Tuesday, February 13 at 7:00 p.m. All members of Council agreed to attend this meeting but requested that it be held at the Adjala-Tosorontio Township Office.

d. Heritage Tree Committee

The Community Tree Committee has requested that a member of council participate in this committee to gain feedback from Essa, and to ensure that this Township is kept in the loop. New Tecumseth and Adjala-Tosorontio both have council representation on this committee. The Clerk was asked to enquire how much time is involved in this committee, how often they would meet, where and when they would meet (daytime or evening) so that council could determine who might be available.

f. Thornton Gazebo

Some public concern has been raised over the condition of the gazebo in Thornton. The Building Department conducted an inspection and has recommended that it be barricaded for public safety. Further reports will be forthcoming in the spring. The Developer, who owns the structure, was notified that repairs are required at their expense.

g. Outdoor Pads

Council discussed flooding and use of the outdoor rinks. Fire Chief Macdonald advised that a first flood had been applied at the Baxter and Angus pads by the fire fighters. The Thornton pad can be done by connection to the arena water. Mr. Murphy confirmed that there is lighting on the interior of the shelters which are on a timer, set to go on at 5:00 p.m. and off at 11:00 p.m.

h. Request to Waive Arena Fees

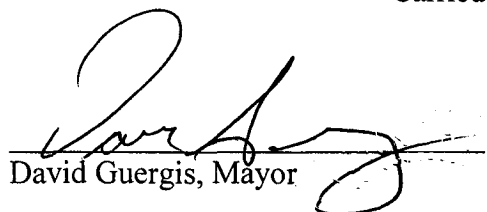
Councilor Macdonald advised that she had received a verbal request from a teacher at the alternative school to ask Council to waive the fees at the Angus Arena for a presentation on drug and alcohol abuse for parents and students of the local schools. The speaker normally charges over \$1,000 but has agreed to reduce his fee by more than half for this event. Council agreed in principle, pending receipt of the request in writing.

11. ADJOURNMENT

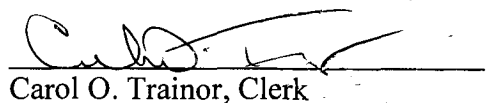
Resolution No: CW12-2007 Moved by: Dowdall, Seconded by: Macdonald

Be it resolved that this meeting of Committee of the Whole of The Township of Essa adjourn at 7:35 p.m. to meet again on February 7, 2007 at 6:00 p.m.

Carried



David Guergis, Mayor



Carol O. Trainor, Clerk